

FISCAL NOTE
SB 2453 - HB 2514

January 24, 2006

SUMMARY OF BILL: Specifies that no governmental or other entity shall have the right to condemn and seize the property of a non-government or quasi-governmental entity through the power of eminent domain if such property that is taken is sold, leased or otherwise transferred to another individual or another individual is permitted use of such land for its own purposes.

ESTIMATED FISCAL IMPACT:

Other Fiscal Impact – Changes in property tax collections could occur as a result of this bill. Currently, if an entity acquires property through the power of eminent domain there may be a change in tax status as the property changes from a taxable parcel to a tax exempt parcel. If the taken parcel is subsequently leased to a private entity, in-lieu of tax payments may be negotiated with the private entity. The amount of such payments can vary according to individually negotiated circumstances and may differ from the amount of tax collected prior to the government taking. Under this bill, such transactions would no longer take place. The property tax revenue impact cannot reasonably be quantified due to the unique circumstances of each taking.

Assumptions:

- Industrial development boards are authorized to use the power of eminent domain to take property. Staff has been unable to find any instance of industrial development boards utilizing this power to date.
- The use of the power of eminent domain for traditional purposes such as the construction of roads would be a permissible public use, and would therefore continue.

CERTIFICATION:

This is to duly certify that the information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "James W. White". The signature is fluid and cursive, with the first name "James" and last name "White" clearly distinguishable.

James W. White, Executive Director

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